

# STAFFORD COUNTY BOARD OF ZONING APPEALS

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 24, 2006  
REGULAR MEETING  
7:00 P.M.

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- A. Call to Order by Chairman
- B. Roll Call
- C. Determination of a Quorum

### PUBLIC HEARINGS:

**SE06-3/2600341 - STAFFORD COUNTY BOARD OF SUPERVISORS** - Requests a Special Exception per Stafford County Code, Section 28-57(h)(3)a, "Flood Hazard Overlay District", to allow construction of a dam across Rocky Pen Run for the purpose of creating a reservoir on Assessor's Parcels 43-27, 27A, 28, 29, 81 and 51-2, zoned A-1, Agricultural.

**SE06-10/2600611 - FLETCHER, GERALDINE W** - Requests a Special Exception per Stafford County Code, Section 28-35, Table 3.1, "District Uses & Standard, R-1, Suburban Residential", to allow a salon as a Home Business on Assessor's Parcel 54L-20-236. The property is zoned R-1, Suburban Residential, and is located at 1700 Sherwood Drive, Grafton Village Subdivision.

**SE06-11/2600641 - BOLINGER, DONAL JASON** - Requests a Special Exception per Stafford County Code, Section 28-35 Table 3.1 "District Uses & Standards, A-2 Rural Residential", to allow parking of a commercial vehicle on Assessor's Parcel 22D-4B-280. The property is Zoned A2, Suburban Residential, located at 54 Bloomington Lane, Stonebridge at Widewater Subdivision.

**SE06-13/2600643 - MOUNT ARARAT BAPTIST CHURCH** - Requests a Special Exception per Stafford County Code, 28-38(j), "Performance Regulations, Exceptions to Open Space Ratio", to allow a reduction of the open space requirement on Assessor's Parcels 19-62C, 63, 63A, 64A, 67B, 67E, 67L, and 67N. This property is zoned A-1 Agricultural and A-2 Rural Residential, located at 65 Toluca Road.

**SE06-14/2600645 - MARINEZ, STACI** - Requests a Special Exception per Stafford County Code, Section 28-273, "Nonconforming Structures or Residential Buildings", to allow an addition to an existing nonconforming single family dwelling on Assessor's Parcel 28-120A. This property is Zoned A-1, Agricultural, located at 5 Lynhaven Lane.

**SE06-12/2600642 - SMITH, RENEE** - Requests a Special Exception per Stafford County Code, Section 28-273, "Nonconforming Structures or Residential Buildings", to allow an addition to an existing nonconforming single family dwelling on Assessor's Parcel 47-45C. The property is Zoned A-1, Agricultural, located at 1380 Brooke Road.

ADOPTION OF MINUTES

September 26, 2006

REPORT BY DEPUTY ZONING ADMINISTRATOR

OTHER BUSINESS

ADJOURNMENT